

Core Strategy Development Plan Document Proposed Main Modifications – November 2015 Representation Form

For Office Use only:	
Date	
Ref	

The Council are seeking comments on the Proposed Main Modifications to the Core Strategy, following the Examination in Public in March 2015. The changes are proposed by the Council to address issues of legal compliance and soundness and we can only accept representations on these matters.

Comments on the Proposed Main Modifications Schedule are invited from **Wednesday 25th November 2015 until Wednesday 20th January 2016.**

REPRESENTATIONS MUST ONLY RELATE TO THE PROPOSED MAIN MODIFICATIONS.

You can access the Core Strategy documents online and additional copies of this form from our website: www.bradford.gov.uk/planningpolicy then 'Core Strategy Proposed Main Modifications', or you may request copies by:

- Emailing us at: planning.policy@bradford.gov.uk
- Phoning us on: (01274) 433679

Completed representation forms must be returned to Development Plans, by the deadline below, by either:

- **E-mail to:** planning.policy@bradford.gov.uk
- **Post to:** Core Strategy - Proposed Main Modifications
Development Plans Group
City of Bradford Metropolitan District Council
2nd Floor South - Jacobs Well
Nelson Street
Bradford
BD1 5RW

**ALL COMMENTS MUST BE MADE IN WRITING AND SHOULD BE RECEIVED
BY THE DEVELOPMENT PLAN GROUP AT EITHER OF THE ABOVE ADDRESSES
NO LATER THAN 4PM ON WEDNESDAY 20TH JANUARY 2016.**

Personal Details & Data Protection Act 1998

Regulation 22 of the Town & Country Planning (Local Development) (England) Regulations 2012 requires all representations received to be submitted to the Secretary of State. By completing this form you are giving your consent to the processing of personal data by the City of Bradford Metropolitan District Council and that any information received by the Council, including personal data may be put into the public domain, including on the Council's website. From the details above for you and your agent (if applicable) the Council will only publish your title, last name, organisation (if relevant) and town name or post code district. Please note that the Council cannot accept any anonymous comments.

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PART A: PERSONAL DETAILS

* If an agent has been appointed, please complete only the Title, Name and Organisation in box 1 below and complete the full contact details of the agent in box 2.

17/01/2016	1. YOUR DETAILS*	2. AGENT DETAILS (if applicable)	
Title	Mr		
First Name			
Last Name	Towns		
Job Title (where relevant to this representation)			
Organisation (where relevant to this representation)			
Address Line 1			
Line 2			
Line 3	Bradford		
Line 4	West Yorkshire		
Post Code	BD4		
Telephone Number			
Email Address			
Signature:	Towns	Date:	17/01/2016

3. Please let us know if you wish to be notified of the following:

The publication of the Inspector's Report?	Yes	yes	No	
The adoption of the Core Strategy?	Yes	yes	No	

Are you attaching any additional sheets / documents that relate to this representation?	Yes		No	no
	No of sheets / documents submitted :			

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PART B – YOUR REPRESENTATION - *Please use a separate sheet for each representation.* (Additional Part B forms can be downloaded from the web page)

4. To which proposed main modification does this representation relate?

Proposed Main Modification number:

MM17 MM18

5. Do support or object the proposed main modification?

Support

Object

6. Do you consider the proposed main modification to be 'legally compliant'?

Yes

No

7. Do you consider the proposed main modification to be 'sound'?

Yes

No – 'unsound'

No - unsound

8. If you consider the proposed main modification to be 'unsound', please identify which test of soundness your comments relate to?

Positively prepared

Justified

Effective

Consistent with National Planning Policy (the NPPF)

9. Please give details of why you consider the proposed main modification is not legally compliant or is unsound in light of the main modifications proposed. Please be as precise as possible.

If you wish to support the proposed main modification please use this box to set out your comments.

(Please note: Your representation should cover succinctly all the information, evidence and supporting information necessary to support / justify the representation and the suggested change. It is important that your representation relates to the proposed main modifications).

The government policy is to strictly avoid building on greenbelt (as per Eric Pickles) to halt urban creep on our greenbelt areas. I am therefore of the firm opinion that the need to meet housing targets does *not* automatically override the purposes of Green Belt protection set out in the National Planning Policy Framework. Furthermore, the need for employment land has not been sufficiently identified and is grossly exaggerated. The Bradford Growth Assessment did not provide adequate *independent* evidence supporting a land release at Tong and the Neighbourhood Development Plan did not support the use of the Tong Valley for housing as there was overwhelming public opposition to the proposals.

The definition of 'exceptional circumstances' has not been sufficiently clarified nor have the alleged 'exceptional circumstances' in the Bradford SE area been detailed adequately to enable them to be objectively examined.

10. Please set out what changes you consider necessary to make the proposed main modification legally compliant or sound, having regard to the test you have identified at Q7 above.

You need to say why this change will make the proposed main modification legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

There needs to be evidence of the thorough investigation of all available alternative brown field sites as Bradford is full of such areas, open spaces, derelict and abandoned buildings that can easily be rezoned / redeveloped for housing purposes. This should be the first focus rather than putting additional pressure on the existing creaking infrastructure (roads, drainage, etc), and destroying the natural beauty of the Tong and surrounding valleys, thus precluding the future development of tourist orientated attractions, and employment.

The impact on the health and well-being of residents of the Tong valley, surrounding areas, tourists and visitors drawn to the natural beauty and attractions as a result of the destruction of the outdoor recreational facilities (footpaths, walkways, farm visits etc) in the greenbelt, has not been robustly investigated.

The impact on the natural becks in the area has been largely ignored and in light of the current flooding issues in areas such as this (across many parts of the country), the existing drainage problems in the valley with the concomitant increased risk of flooding, is self-evident.

Looking through the proposals, the test of sustainability has not been adequately proven beyond reasonable doubt. The Tong and surrounding valleys are totally unsuitable for the proposed development.

11. Signature:

Towns

Date:

17/1/2016

Thank you for taking the time to complete this Representation Form.